

Art. 21, §8-208 of the Code. The reference to "other" unavoidable accidents is proposed for deletion because this section is intended to apply to any fire not just unavoidable ones. The only other changes are in style.

[[8-112.]] 8-113. EFFECT OF COVENANT TO SURRENDER PREMISES IN GOOD REPAIR.

A COVENANT OR PROMISE BY THE TENANT TO LEAVE, RESTORE, SURRENDER, OR YIELD THE LEASED PREMISES IN GOOD REPAIR DOES NOT BIND HIM TO ERECT ANY SIMILAR BUILDING OR PAY FOR ANY BUILDING DESTROYED BY FIRE OR OTHERWISE WITHOUT NEGLIGENCE OR FAULT ON HIS PART.

REVISOR'S NOTE: This section presently appears as Art. 21, §8-210 of the Code. The last phrase of this section which provides that the tenant may expressly provide otherwise by written agreement is proposed for deletion as unnecessary in light of §1-104. The only other changes are in style.

[[8-113.]] 8-114. RIGHT OF TENANT TO REMOVE FIXTURES ERECTED BY HIM NOT IMPAIRED BY SUBSEQUENT LEASE.

THE RIGHT OF A TENANT TO REMOVE FIXTURES ERECTED BY HIM IS NOT LOST OR IMPAIRED BY HIS ACCEPTANCE OF A SUBSEQUENT LEASE OF THE SAME PREMISES WITHOUT ANY INTERMEDIATE SURRENDER OF POSSESSION.

REVISOR'S NOTE: This section presently appears as Art. 21, §8-209 of the Code. The reference to "demise" is proposed for deletion and "lease" is substituted in order to maintain stylistic consistency. The only other changes are in style.

[[8-114.]] 8-115 RENT RESERVED AS CROPS.

(A) LIEN ON CROPS.

IF A SHARE OF GROWING CROPS IS RESERVED AS RENT, THE RENT RESERVED IS A LIEN ON THE CROPS.

(B) RULE IN CALVERT, CHARLES, PRINCE GEORGE'S, ST. MARY'S, AND WORCESTER COUNTIES.

IN CALVERT, CHARLES, PRINCE GEORGE'S, ST. MARY'S, AND WORCESTER COUNTIES, IF A SHARE OF GROWING CROPS IS RESERVED AS RENT, OR ADVANCES BY THE LANDLORD ARE MADE ON THE FAITH OF THE CROPS TO BE GROWN, THE RESERVED RENT AND ADVANCES MADE ARE A LIEN ON THE CROPS. HOWEVER, THE CONTRACT MAKING THE ADVANCES SHALL BE WRITTEN AND